



**Middlemead, West Hanningfield Chelmsford CM2 8UT**

**welcome to**

**Middlemead, West Hanningfield Chelmsford**

Nestled in the sought-after village of West Hanningfield, this beautifully presented two-bedroom extended end-of-terrace home offers exceptional living space and versatility. Originally designed with the footprint of a three-bedroom property.



## End-Terraced House

### Ground Floor

#### Entrance Hall

#### Kitchen

17' 4" x 12' 10" MAX ( 5.28m x 3.91m MAX )

#### Sitting Room

17' 4" x 10' ( 5.28m x 3.05m )

#### Living/Dining Room

17' 4" MAX x 13' 7" ( 5.28m MAX x 4.14m )

#### Cloakroom

### First Floor

#### Bedroom One

13' 2" x 9' 1" ( 4.01m x 2.77m )

#### Bedroom Two

10' 9" x 10' ( 3.28m x 3.05m )

#### Bathroom

#### Exterior

#### Garage

17' x 9' 11" ( 5.18m x 3.02m )

#### Large Rear Garden

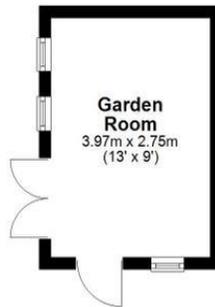
#### Garden Room

13' x 9' ( 3.96m x 2.74m )

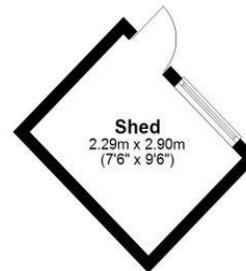
#### Shed

9' 6" x 7' 6" ( 2.90m x 2.29m )

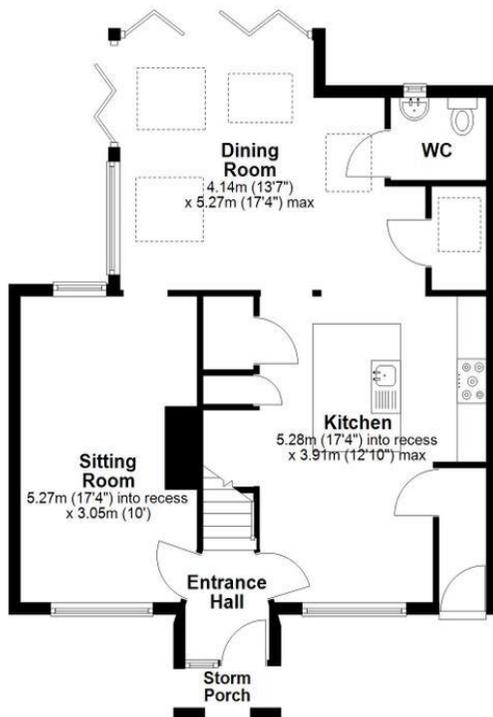
Outbuilding



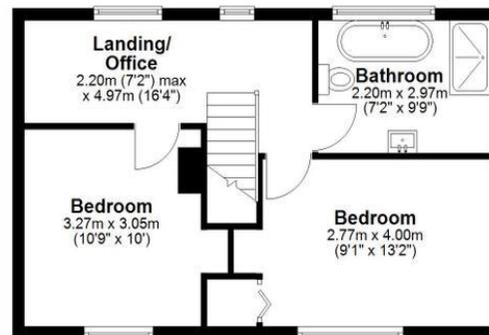
Outbuilding



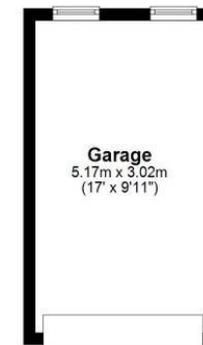
Ground Floor



First Floor



Outbuilding



Total area: approx. 141.1 sq. metres (1519.1 sq. feet)

welcome to

## Middlemead, West Hanningfield Chelmsford

- Extended two-bedroom layout with the footprint of a three-bedroom
- Generous rear garden
- Reservoir views from the bedroom
- Garage & parking
- Overlooks a green area

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CMS100822](https://www.williamhbrown.co.uk/Property/CMS100822)



Property Ref:  
CMS100822 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01245 200499**



[ChelmsfordSouth@WilliamHBrown.co.uk](mailto:ChelmsfordSouth@WilliamHBrown.co.uk)



2 Hylands Parade Wood Street, Chelmsford,  
Essex, CM2 8BW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)